

November 20, 2009

The Glastonbury Town Council
2155 Main Street
Glastonbury, CT 06033

Re: Town Manager's Report

Dear Council Members:

The following will keep you up-to-date on various topics:

1. Population Estimates:

The State Department of Public Health recently released its estimated populations as of July 1, 2008. Glastonbury's population is estimated at 33,263 as compared to the 2000 Census estimate of 31,876.

2. Grants:

I am pleased to advise that Glastonbury has been awarded a \$28,000 from DPUC for public access related improvements. Grant monies will help offset the cost of various upgrades and improvements to Public Access television equipment.

3. Residential Development:

The 3rd Quarter 2009 Summary of Subdivision and Residential Development Activities is attached. Of the 10 potential subdivisions, totaling 118± lots, 4 are active and 6 inactive at this time.

4. Transfer of Development Rights:

Council had asked for the opportunity to consider a regulation concerning Transfer of Development Rights. An outline will be forwarded with the December agenda. This will present a summary of questions and factors to be determined for preparation of a proposed regulation. Upon receipt of this information, Council might wish to formally refer to the Policy & Ordinance Review Committee, Town Plan & Zoning Commission, or a joint Council/TP&Z subcommittee.

5. Metro Traffic Services:

As you know, Glastonbury participates with 8 other Greater Hartford communities to establish the Metro Traffic Services team. I asked Chief Sweeney to prepare the attached report. This responds to questions asked on Team activities and provides Council with background information on Team goals and activities.

6. Economic Development:

Despite challenging economic conditions, commercial/economic development continues in Glastonbury. Recent examples of approved projects include:

- Naubuc Avenue – three 5,400 s.f. office condominium buildings.
- Oak Street – former Arbor Acres building approved for building and grounds renovation for new headquarters for HABCO.
- Hebron Avenue – former Citizens Bank – approved for reuse for new Farmington Savings Bank.
- Mill Street – 40,794 s.f. manufacturing and office building for Flanagan Industries.

7. Dug Road/Tryon Street Drainage:

A formal drainage easement is being finalized between the Town and owner of land located between Tryon Street and the Connecticut River. Along with the prior approval of a second landowner, this will enable planning and permitting to proceed for proposed drainage improvements in the Dug Road/Tryon Street area. Subject to permitting and funding, construction in 2010 is planned.

8. Winter Hill Farm:

The Request for Proposal process is well underway with proposals due on or by December 10, 2009. I will keep Council advised in this regard.

9. Wastewater Treatment Plant:

A question was asked at the October 27th meeting regarding new equipment to reduce nitrogen concentrations in plant affluent. The plant renovation project is on schedule to be complete by spring 2010. Equipment to reduce nitrogen levels and plant affluent is partially in place and functioning well. Current test results show nitrogen levels at or below standards to be achieved by 2014. Complete installation of this equipment should be in place over the next 3-4 months. Annual costs for nitrogen credits now total approximately \$80,000.

10. Budget Schedule:

For planning purposes, the annual Capital Improvement Program workshop is scheduled for the evening of Thursday, January 21st (6:00 p.m.) and the Annual Town Meeting for the evening of Thursday, January 28th (7:00 p.m.).

11. Energy Conservation:

The Department of Energy recently announced a competitive grant program under the nationwide Energy Efficiency and Conservation Block Grant Program. \$64 million is available and anticipated to be awarded to 15 to 60 applicants with awards of \$1 million to \$5 million. Glastonbury has been invited to participate in a cooperative application involving communities from throughout the state. The application would see funds for a program to improve energy efficiency for residential and commercial properties. This is a highly competitive process. Glastonbury's participation in the Community Clean Energy Program and various successes in overall energy conservation and green initiatives positions the community favorably in this application process.

I will be happy to review the preceding and any other items Tuesday evening.

Sincerely,

Richard J. Johnson
Town Manager

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Attachment